

**REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE
INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF TUCSON, ARIZONA**

**Thursday, February 11, 2016
3:00 p.m.**

At the Ward VI Council Offices - East Conference Room
3202 East First Street
Tucson, Arizona 85716

AGENDA

Open Meeting: Members of the Board of Directors of The Industrial Development Authority of the City of Tucson, Arizona (the “**Authority**”) may attend either in person or by telephone conference call. Pursuant to **Arizona Revised Statutes Section 38-431.02**, notice is hereby given to the general public and to the members of the Authority’s Board of Directors that the Authority will hold a meeting open to the public to discuss, consider and take legal action on the following agenda items:

1. **Call to Order**.....M. Robinson
2. **Request for resolution** to approve the minutes of the Regular Meeting of **January 14, 2016**
.....M. Robinson
3. **Request for resolution** to approve the payment of invoices and the notification of items to be paid on the Authority’s behalf by third parties.....K. Valdez
4. **Status report** from the Liaison to City of Tucson, Arizona City Manager’s Office related to:
 - a. The City’s Economic Development Prospect list.
 - b. The City’s use of the Tucson Community Development Loan Fund aka the **HUD Section 108** Loan Program.
 - c. The City’s use of HOME Funds.
 - d. The City’s use of its **21** Economic Development tools.
 - e. Current items of interest.....C. Martins - Bekat
5. **Status report** related to the affairs of Dark Mountain Development Corporation and **request for resolution** related to any actions related thereto.....G. Bachman
6. **Review and Request for resolution** to grant Preliminary Approval to the issuance of The Industrial Development Authority of the City of Tucson, Arizona Multifamily Residential Rental Housing Revenue Note (Ocotillo Gardens I Project), **Series 2016A** in an amount not to exceed **\$4,000,000** and The Industrial Development Authority of the City of Tucson, Arizona Multifamily Residential Rental Housing Revenue Note (Ocotillo Gardens II Project), **Series 2016B** in an amount not to exceed **\$3,200,000** and in an aggregate principal amount not to exceed **\$7,200,000** related to Sycamore Partners, L.P.’s acquisition, construction, improvement, rehabilitation, or equipping of approximately **143** units located at 3202 N. Country Club, Tucson, Arizona (**\$4,000,000**) and 2458 N. Sycamore Avenue, Tucson, Arizona (**\$3,200,000**)C. Lotzar

7. **Review and Request for resolution** to grant Preliminary Approval to the issuance of The Industrial Development Authority of the City of Tucson, Arizona Multifamily Residential Rental Housing Revenue Note (Mission Vista Apartments Project), **Series 2016** in an aggregate principal amount not to exceed **\$6,200,000** related to Dodge Partners, L.P.'s acquisition, construction, improvement, rehabilitation, or equipping of approximately **80** units located at 2455 N. Dodge Boulevard, Tucson, Arizona.....C. Lotzar
8. **\$30,000,000** The Industrial Development Authorities of the County of Pima and City of Tucson, Arizona Joint Single Family Revenue Bonds, Series **2008A** – **status report** related to program performance and market conditions and **request for resolution** related to sale of mortgage-backed securities and redemption of the bonds C. Lotzar
9. **Status report** by the Authority's Advisor concerning the Authority's financial performance through the Authority's second fiscal quarter ending **December 31, 2015**..... G. Molenda
10. **Status report** related to sponsorship request received from Tucson Metro Chamber for the State of the City to be held **March 1, 2016** at the Tucson Convention Center, Tucson, Arizona and **request for resolution** for any action related thereto.....M. Robinson
11. **Staff Reports:**

Monthly Staff Report for the month ending **January 31, 2016**

a. General Operations of the Authority:

- i. Parking Lot Financial Statements prepared by Pueblo Parking Systems, LLC ("**PPS**").
- ii. Bond Borrower's payment of Administrative Fees.
- iii. Cash Management.
- iv. Loan Servicing.
- v. Loan Origination.
- vi. **450 N. Main Street.**

b. Legislation updates:

- i. Federal legislation.
- ii. Arizona legislation.

c. Outstanding Single Family Programs:

- i. Mortgage Revenue Programs that have completed the Origination Period:
 - A. Series **2006** (Joint) - **\$30,475,000** – **1st** Mortgage Loan Interest Rate **5.97%** - Final Redemption of Senior Bonds **July 28, 2014** – CUSIP No. **89873QAB5** Subordinate (approximately **\$233,000** - **7%** **2nd** Mortgage Loans are current and tied to the Subordinate Bonds of approximately **\$190,000**).
 - B. Series **2007A** (Joint) - **\$23,400,000** - **1st** Mortgage Loan Interest Rate **5.69%** - Final Redemption of Senior Bonds **July 28, 2014**– CUSIP No. **89873QAE9** Subordinate (approximately **\$252,000** - **7%** **2nd** Mortgage Loans are current and tied to Subordinate Bonds of approximately **\$135,000**).

C. Series **2008** (Joint) - **\$30,000,000**- Mortgage Loan Interest Rate **5.89%** -- Term Bonds CUSIP Nos. **898700FH7, 898700FJ3, 898700FK0** and PAC Bonds CUSIP No. **898700FL8** (approximately **\$6,613,400** outstanding).

D. Restructuring Opportunities and past results.

ii. Mortgage Credit Certificate Program that is in the Origination Period – **2014** in the amount of **\$5,000,000** formed on **January 2, 2014** – Origination Period expires **December 31, 2016**.

iii. **\$40,000,000** The Industrial Development Authority of the County of Pima and The Industrial Development Authority of the City of Tucson, Arizona Revolving Taxable Single Family Mortgage Loan Program of **2012** (the “**Pima/Tucson Homebuyers Solution Program**”) - commenced on **December 17, 2012** and unless extended expires on **December 31, 2016** – over **\$211,809,000** in mortgage-backed securities sold with over **\$8,472,000** of down payment assistance granted to homebuyers.

12. Advisory Committee Review and Reports:

i. Affordable Housing Committee (E. Nottingham, E. Martinez, J. Clinco)

ii. Economic Development Committee (L. Lucero, E. Nottingham, A. Weinstein)

iii. Downtown, Neighborhood & Community Development (G. Bachman, L. Lucero, A. Weinstein)

iv. Investment & Loans (E. Martinez, G. Bachman, J. Clinco)

13. Status report related to potential single family mortgage program involving US Department of Treasury’s Troubled Asset Relief Program’s Hardest Hit Funding administered by the Arizona Department of Housing acting on behalf of the Arizona Home Foreclosure Prevention Funding Corporation and the Arizona Housing Finance Authority and request for resolution related thereto. *Pursuant to Arizona Revised Statutes Section 38-431.03(A)(1)(3) and/or (4), the Authority may vote to recess and meet in Executive Session for the purpose of discussion or consultation with and to provide direction to the Authority’s legal counsel in connection with this item. Any action taken by the Authority regarding this matter will be taken in open meeting session (either at this meeting or at a later date) after the adjournment of the Executive Session*.....C. Lotzar

14. Status Report related to development of the Request for Qualifications/Request for Proposal (“**RFQ/RFP**”) or other process related to the potential development of Block **174** and/or Block **175** and **request for resolution** for any actions related thereto. *Pursuant to Arizona Revised Statutes Section 38-431.03(A)(1)(3) and/or (4), the Authority may vote to recess and meet in Executive Session for the purpose of discussion or consultation with and to provide direction to the Authority’s legal counsel in connection with this item. Any action taken by the Authority regarding this matter will be taken in open meeting session (either at this meeting or at a later date) after the adjournment of the Executive Session*..... M. Robinson

15. President’s Report: Brief Summary of current events, including items brought to the President’s attention or matters that required handling by the President since the last meeting.....M. Robinson

16. Call to the audience.....M. Robinson

17. Adjourn

Dated: **February 5, 2016**

Announcements: Announcement of future meeting dates and other information concerning the Authority. * denotes new Agenda item.

Call to the Public: Please limit comments to **3 minutes**. Public comments will be at the discretion of the President. Persons wishing to address the Authority's Board of Directors are to request permission in advance and complete a "**Request to Address the Board**" card.

Further Information: For further information, please contact Gary Molenda, BDFC Advisory Service, LLC, 335 N. Wilmot Road, Suite 420, Tucson, Arizona 85711, or telephone: (520) 882-5591, ext. 122.

Mailing: This Notice and Agenda of the Special Board Meeting was faxed to the Authority's standard agenda mailing list.

Posting: A copy of this Notice and Agenda of the Regular Board Meeting has been posted on the bulletin board of the Clerk of the City of Tucson, 1st Floor, 255 West Alameda, Tucson, Arizona 85701.